

ALTON ZONING BOARD OF ADJUSTMENT
AGENDA –September 3, 2009
Alton Town Hall
Public Hearing 7:00 p.m.

Call to order at 7:00 p.m.

Introduction of Board Members

Appointment of Alternates

Statement of the Appeal Process:

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The Chairman read a brief statement of the Appeal process. The purpose of this hearing is to allow anyone concerned with an Appeal to the Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact, however, it should support the grounds, which the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal but all facts and opinions based on reasonable assumptions will be considered. In the case an appeal for a variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a special exception the Board must ascertain whether each of the standards set forth in the Zoning Ordinance has been or will be met.

Approval of Agenda

Continuance:

Case # Z09-12

Map 51 Lot 27

**Area Variance/Special Exception
4 Saley Way**

Stephen & Raquel Rogers

Application submitted by Thomas Varney of Varney Engineering on behalf of applicants Stephen and Raquel Rogers to request and Area Variance from Article 600 Section 601 to allow home to be set within the setbacks; additionally to request a Special Exception from Article 300 Section 320C to expand the existing footprint on both sides. This parcel is located in the Lakeshore Residential zone.

Case #Z09-13

Map 48 lot 7

**Area Variance
43 Basin Road**

Stephen & Mary Lee Spicer

Application submitted by Stephen and Mary Lee Spicer to request and Area Variance from Article 300 Section 327 to replace a pre-existing, grandfathered deck, which was removed, and replace with a 12x20 new deck and a 3 season room. This parcel is located in the Lakeshore Residential zone.

Continued New Applications:

Case Z09-15

Map 55 Lot 9A

**Special Exception
52 Woodlands Road**

Jason Drouin

Application submitted by Dan Ellis of Ames Associates on behalf of applicant Jason Drouin to request a Special Exception from Article 300 Section 320 B-2C to allow the expansion of an existing non-conforming structure. This parcel is located in the Lakeshore Residential zone.

New Application:

Case Z09-16

Map 79 Lot 37

**Special Exception
490 Rattlesnake Island**

Carl & Donna Backman

Application submitted by Tom Varney of Varney Engineering LLC on behalf of applicants Carl and Donna Backman to request a Special Exception from Section 300 Article 320 (B) to tear down and rebuild the front of an existing cottage in the existing footprint however expanding the living space up to meet the roofline of the newer back part of cottage. This parcel is located in the Lakeshore Residential zone.

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Case Z09-17

Map 63 Lot 20

Special Exception

Patricia Scribner & Hemon Roberts

12 Peter's Path

Application submitted by Regina Nadeau on behalf of applicants Patricia Scribner and Hemon Roberts to request a Special Exception from Article 300 Section 320 B(2)c; expansion of a non-conforming structure by raising the roofline approximately 11 feet to allow for a second story. This parcel is located in the lakeshore Residential zone.

OTHER BUSINESS:

1. Approval of Minutes: May & June, July
2. Old Business:
3. New Business:
Postage fees increase
4. Correspondence:

Adjournment

Paul Monziona, Chairman